



Memorandum

To: City Planning Commission.

From: Joshua Shake, Senior Planner and Michelle Bennett, Principal Planner.

Date: August 5, 2026.

Subject: 3400 Dexter Road Rezoning and Site Plan (SP25-0021).

At the June 16, 2026 City Planning Commission meeting, the 3400 Dexter Rezoning and Site Plan petition was returned to staff to resolve issues surrounding the proposed sidewalk along Dexter Road. The applicant has since worked with staff to address these issues and meets staff approval criteria for Transportation. One outstanding issue remains for Engineering. An updated proposed Planning Commission Motion is provided below:

Proposed Planning Commission Motion

Motion 1: The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the 3400 Dexter Road rezoning from TWP (Township) to R4B (Multiple Family Dwelling District).

Motion 2: The Ann Arbor City Planning Commission recommends approval of SP26-0021, 3400 Dexter Road Site Plan version 7 dated June 25, 2026, subject to execution and compliance with the development agreement and the following conditions, which must be satisfied through the submission of revised plans within six months of approval by the City Council:

For Engineering:

Sheet C7 - Utility Sheet: In the Dexter Road Right-of-Way, the proposed public storm pipe is proposed to outlet westerly into the embankment north of Dexter Road. The stormwater discharge shall be directed to the on-site wetlands. An on-site drainage easement and a Wetland Use Permit will be required.

All conditions must be fully satisfied through the submission of compliant plans prior to the City's acceptance and/or review of Civil Engineering Plans, and prior to the issuance of any associated permits for the development.

Other Updated Information

The paragraph on page 6 of the staff report that reads:

Housing is identified as a use type in great need across the City in the Comprehensive Plan – 2050 and the Future Land Use Map calls for this site to be “residential.” Staff find this rezoning to be advantageous to the City because it provides housing options in an residential part of the City, thereby mitigating any potential use conflicts. Given some of the site constraints for development, R4B is the most suitable zone because it allows for moderate density while still protecting some of the site’s natural features.

Should be revised to:

Housing is identified as a use type in great need across the City in the Comprehensive Plan – 2050. The Future Land Use Map identifies this parcel as Township-owned. The parcel is currently surrounded by and proposed to be surrounded by residential uses. Staff find this rezoning to be advantageous to the City because it provides housing options in a residential part of the City, thereby mitigating any potential use conflicts. Given some of the site constraints for development, R4B is the most suitable zone because it allows for moderate density while still protecting some of the site’s natural features.